

APPROVED
EVELINE TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
EVELINE TOWNSHIP HALL
8525 FERRY ROAD
EAST JORDAN, MI 49727
TUESDAY SEPTEMBER 14, 2021
7:00 P.M.

1. **CALL TO ORDER:** The monthly meeting of the Township Board of Trustees was opened at 7:00 p.m. by Supervisor John Vrondran with the Pledge of Allegiance.

ATTENDING: Board members present – Supervisor John Vrondran, Trustees Janet Blossom and Eric Beishlag, Treasurer Ron Chapman and Clerk Sandi Whiteford. Webmaster Tom Repichowski, Zoning Administrator Deb Graber, C. Wells, Pat Colthurst, Howard Colthurst and Gayle Anderson were also present.

2. **PUBLIC COMMENT:** No comments received.
3. **AGENDA:** Ms. Blossom made a motion supported by Mr. Chapman to accept the agenda as presented. Motion Approved
4. **MINUTES:** Ms. Blossom made a motion to approve the August 10, 2021 meeting minutes with spelling correction in item 12 and August 19, 2021 Special Meeting minutes as written. Supported by Mr. Beishlag. Motion Approved.
5. **PAYMENT OF BILLS:** Ms. Blossom made a motion to approve payment of bills in the amount of \$366,326.38. Checks numbered 13830 through 13836, and 13838 through 13870 and voided check 13837 as well as EFT payment to the IRS. Motion supported by Mr. Beishlag.

Upon roll call vote the following voted:

Aye: Mr. Beishlag, Ms. Blossom, Mr. Vrondran, Mr. Chapman, Mrs. Whiteford

Nay: None

Motion Approved.

6. **TREASURER'S REPORT:** As of August 31, 2021, the General Fund balance, including Huntington Bank Money Market of \$13,033.72, Charles Schwab Treasury Account of \$4,665.33 and the General Fund Checking of \$1,588,371.49 is \$1,606,070.54. Road Fund \$610,057.76, Fire and Ambulance Fund \$186,102.23, Tax Account \$746,458.44 Accounts balance with Clerk, supported by the balance sheet.

7. **CORRESPONDENCE:** Mr. Chapman received verbal communication from Brad Morton regarding the speed limits from Advance to Boyne City. Mr. Vron dran stated that the speed limits are set by the state. Suggestion to contact the Charlevoix County Road Commission to possibly request a traffic speed study.
8. **SPLIT COMMITTEE REPORT:** One property split was approved.
9. **ZONING REPORT:** Two zoning permits approved Stipp & Hadley; 2 pending greenbelt applications received needing approval from the Planning Commission due to over 100' width of lot (Yuhasz & Marcus)
 No short-term rentals were licensed in August.
 Lauer, 11550 Evergreen Lane was denied. Drain field is inadequate per the health department for a 4-bedroom house. (They applied for 14 occupants.) Letter sent 9/2/21
- Short Term Rentals items:**
 Engler - Ross Lane; identified as a rental, has not yet applied
 Price - Lakeshore Road; identified as a rental, incomplete application; met with owner 7/27/21 -- did not like the number of occupants and visited the site on the 21st; appears to have 7 bedrooms in home; County cannot confirm # permitted per the building permits; home is on Boyne City Sewer -- 7 bedrooms (upstairs has 2 actual bedrooms and a large open space that has ingress and egress with 2 trundle beds) Received the 300' residents from Joe and sending letter to nearby residents early September.
 McLeod - 509 N Advance; identified as a rental, applied once contacted; did not fill in # of bedrooms; site visit 8/31/21 - 4 bedrooms; Health Department Septic Permit shows 3 bedrooms; McLeod is contacting the health department to have an inspection. Max occupancy is 8 today. (He was told he could have 16 by the former owner.)
- Complaints:**
 -Jerry's Rocks on Sequanota sent a letter to shut down by 9/3/21.
 - Complaint regarding land clearing on steep slopes. Waiting for response from EGLE - Scott Rasmusson. Soil Erosion does have concerns. Emailed Rasmusson for an update. No response as of 9/2/21.
 - McPherson was sent a letter to clean up property on 21 Advance Road by October 1, 2021 - nuisance.
 - Williams, 928 Advance Road, has a structure in the setback. It needs to be relocated and permitted. He called on 8/30 requesting more time.
 - Spence, 4848 Lakeshore, complaint received about short term renting going on; spoke with Elizabeth and she let some family friends stay at the house for 10 days in July. She planned to confirm any advertisements would be taken down.
 Requested that the presented greenbelt information letter be included with the December tax bills. Motion by Mr. Beishlag supported by Mr. Chapman to include the letter with the December 2021 tax bills, following corrections made and to be presented at the October Board meeting for final review. Also requested approval of the Short-Term Rental Application revisions. Motion was made by Mr. Chapman and supported

by Ms. Blossom to approve the Short-Term Rental Application revisions with spelling corrections and revision date added. Motion Approved

- 10. ASSESSOR REPORT:** We have finalized the projected residential ratio with the county for 2022 assessments. Market conditions have projected a higher than usual increase in market values and the 2022 assessments will reflect increases.

I have signed up for the MMAO Level 4 Assessing course. It is a year-long endeavor to take the course and complete assignments and pass a final exam. So hopefully in a year from now, I will be reporting that I have obtained the highest license available in assessment administration.

We have also hired another part time employee at Up North Assessing. She was previously employed at the County Equalization as a GIS technician. She is also a certified assessor.

Weekly processing of deeds, exemptions and property transfers is ongoing.

- 11. PLANNING COMMISSION REPORT:** Held a work session at Hungry Ducks farm to tour and review. Discussion will continue at the October 6, 2021 regular meeting.

- 12. HULQUIST CONSENT JUDGEMENT:** Attorney Graham is requesting authorization to sign the Hultquist consent judgement for the township. Ms. Blossom made a motion to authorize Attorney Graham to sign the Hultquist Consent Judgement. Motion supported by Mr. Beishlag. Motion approved.

- 13. CEMETERY SEXTON:** Mrs. Whiteford stated that she has received an application from Barb Towne to be appointed as the Cemetery Sexton. Doug Hilderbrant will review processes and responsibilities with her. Motion was made by Mr. Beishlag and supported by Ms. Blossom to appoint Barb Towne for a one (1) year term as Cemetery Sexton for Eveline Township. Motion approved.

- 14. SITE PLAN REVIEW OF 8530 FERRY ROAD:** Following review and discussion of the site plan presented by the Planning Commission; it was agreed that grants would need to be sought for the project. Cleaning up the property and prep work should be the starting point.

- 15. PUBLIC COMMENT:** Marcia Passinault of 8576 Ferry Road asked if the board would consider a Veterans Memorial at the Ridge Road Cemetery. Stated that people would come in for free to take trees down on the donated property behind the existing cemetery. Asked if any communication was received from Mr. Kaplan or his attorney. None was received. Terry Passinault asked how the Health Department checked the water table on the donated property behind the existing cemetery. Stated if the trees were removed the property could be leveled. Mr. Beishlag expressed concern regarding tree removal by other than professionals and the existing power line.

16. BOARD COMMENTS: Reviewed the tentative sketch by Floyd Wright for an addition of a fire proof storage room to the rear of the Township Hall. Motion was made by Mr. Chapman to seek bids for the addition once the architectural drawings are received. Motion supported by Mrs. Whiteford. Motion Approved.

Mrs. Whiteford requested approval to attend a .GOV and phishing attack classes on September 22, 2021, Instructional ARPA funding session in Traverse City on September 23, 2021 and election security class on September 29,2021. Mr. Vron dran stated that the clerk should attend all classes.

17. ADJOURNMENT: There being no further business before the board at 7:52 p.m. Mr. Chapman made a motion to adjourn, supported by Ms. Blossom. Motion approved.

Respectfully,

Sandi Whiteford, Clerk